



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7247 Fax (408) 779-7236

ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

JUNE 6, 2002

PRESENT: Fruit, Martin, Pyle

ABSENT: Kennett

LATE: None

STAFF: Senior Planner (SP) Linder

REGULAR MEETING

Chairman Fruit called the meeting to order at 7:05 p.m.

DECLARATION OF POSTING OF AGENDA

SP Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chairman Fruit opened the public hearing.

There being no one present who wished to speak, the public hearing was closed.

MINUTES:

MAY 2, 2002	BOARD MEMBERS FRUIT/MARTIN MOTIONED TO CONTINUE TO THE JUNE 20 MEETING DUE TO LACK OF QUORUM ON A VOTE OF 3-0 AS FOLLOWS: AYES: MARTIN, PYLE, FRUIT; NOES: NONE; ABSTAIN: NONE; ABSENT: KENNETT.
MAY 16, 2002	BOARD MEMBERS FRUIT/MARTIN MOTIONED TO CONTINUE TO THE JUNE 20 MEETING DUE TO LACK OF QUORUM ON A VOTE OF 3-0 AS FOLLOWS: AYES: MARTIN, PYLE, FRUIT; NOES: NONE;

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ABSTAIN: NONE; ABSENT: KENNETT.

OLD BUSINESS:

1. **SITE REVIEW, SR-01-31: E. DUNNE-GREWAL:** A request for approval of site, architectural and landscape plan approval for the construction of four single-family residential units on a 1.75-acre site, located at the northeast corner of Hill Road and E. Dunne Avenue. (APN 728-11-026)

Recommendation: Table

BOARD MEMBERS FRUIT/MARTIN MOTIONED TO TABLE THE ITEM.

THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES: FRUIT, PYLE, MARTIN

NOES: NONE

ABSTAIN: NONE

NEW BUSINESS:

2. **SITE REVIEW, SR-01-30: TENNANT-SAFEWAY:** A request for site, architectural and landscape plan approval to allow for the construction of a 12-pump gas station to be located at the south east corner of the intersection of Monterey Rd. and Tennant Ave. The proposed gas station will be located within the Tennant Station Shopping Center PUD.

_____The Board made the following recommendations for the project:

- A visual break needs to be incorporated into the east and west sides of the proposed Safeway building to mitigate the difference in height between the existing and proposed building. An arched, buttress style trellis element should be incorporated. The height of the buttress element should be similar to the adjacent existing structures. The landscape plan should be adjusted to include a vine planting for the trellis element.
- The expanse of masonry at the center of the Safeway building needs to be broken up with a combination of architecture and landscape elements.
- A raised Landscape planter with trellis and espalier element should be added to the front of the proposed kiosk building. These elements should match what is proposed on the Safeway building.
- Scale down the width of the soffit element on the building by raising the height of the glazing on all sides of the kiosk.
- The use of halide lighting is O.K. under the gas station canopy. Fixtures are to be flush mounted and in range of 45 - 50 foot candles.
- The landscape plans should be revised to show a stronger statement on the corner of Monterey and Tennant Ave. The corner should include berming and the planting of a significant size (60 inch box or greater) valley oak.
- The trees planted within the walkways area should incorporate the use of structural soil and the surface material should be changed to interlocking pavers.

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- Provide a preliminary color palette (range) for the overall center.

BOARD MEMBERS FRUIT/MARTIN MOTIONED TO CONTINUE THE ITEM TO THE JUNE 20 MEETING.

THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES: FRUIT, PYLE, MARTIN

NOES: NONE

ABSTAIN: NONE

ABSENT: KENNETT

OTHER BUSINESS:

- 3. DISCUSSION OF DESIGN REVIEW ORDINANCE AND ARCHITECTURAL REVIEW HANDBOOK:** Review of preliminary draft tentatively scheduled for July 18.

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business, Chair Fruit adjourned the meeting at 9:50 p.m..

MINUTES PREPARED BY:

TERRY LINDER

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